

# CENTRAL NEBRASKA VETERANS HOME

Kearney, Nebraska

October 15, 2015

## VOLUME I

Bid Date: December 17, 2015 at 2:00 p.m.



State of Nebraska Governor's Office  
Governor Pete Ricketts  
1445 K Street  
Lincoln, NE 68509



Nebraska Department of Health and  
Human Services  
Ms. Courtney Phillips  
Mr. John Hilgert  
Mr. Alex Willford  
301 Centennial Mall  
Lincoln, NE 68509



Nebraska Department of Administrative Services  
Mr. Byron Diamond  
Mr. Rod Anderson  
Mr. Fred Zarate  
1526 K Street, Suite 200  
Lincoln, NE 68508



# WILKINS

ARCHITECTURE | DESIGN | PLANNING

2908 W 39<sup>th</sup> St, Ste A  
Kearney, NE 68845

WilkinsADP.com  
T | 308.237.5787

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## Project Information



**WILKINS**  
ARCHITECTURE | DESIGN | PLANNING

### ARCHITECT

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**BIG MUDDY Workshop**  
INCORPORATED  
Landscape Architecture - Master Planning

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(402) 475-1787

Jen Rohn  
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WilkinsADP Project No. 1404  
FAI-31-015

Date: October 15, 2015

I, Wesley E. Seals,  
Registered Architect, am the  
Coordinating Professional on the  
Central Nebraska Veterans Home

# CENTRAL NEBRASKA VETERANS HOME

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## SECTION 00 2113

### INSTRUCTIONS TO BIDDERS

#### INVITATION

##### 1.1 BID SUBMISSION

- A. Bids signed and under seal, executed, dated, and submitted for the furnishing of all labor, materials, and equipment for the Central Nebraska Veterans Home prior to:
  - 1. Date: December 17, 2015.
  - 2. Time: 2:00 p.m.
  - 3. Place: Office of State of Nebraska - State Building Division - Administrative Services. Bids delivered in person shall be delivered to:
    - a. State of Nebraska - State Building Division - Administrative Services
    - b. 1526 K Street - Suite 200
    - c. Lincoln, NE 68508
  - 4. Bids mailed shall be clearly marked "Bid for Central Nebraska Veterans' Home" and received prior to the bid closing time. Address to:
    - a. State of Nebraska - State Building Division - Administrative Services
    - b. 1526 K Street - Suite 200
    - c. Lincoln, NE 68508
- B. Offer will be opened publicly immediately after the time for receipt of bids. The Owner will consider the bids received for the furnishing of said labor, materials and equipment necessary for the proper construction of the aforesaid project.
- C. Bid Security is required to be submitted with bid proposal form. Make payable to Office of State of Nebraska - State Building Division - Administrative Services in the amount of 5% of the Lump Sum Bid Amount. Bid Security shall be of cashiers check, certified check, or Bid Bond issued by a Surety licensed to conduct business in the State of Nebraska. Form of Bid Bond is AIA Document A310. Any agent signing a bid bond on behalf of the Surety must attach a Power of Attorney effectively evidencing the agent's authority to bind the Surety to the performance of the Bid Bond.
- D. Performance Bond: The Contractor shall be required to furnish acceptable bonds to complete the work and pay for all labor and materials used, said bonds to be in the amount of 100% of total amount of the Contract. Reference AIA Document A701, Instructions to Bidders.
- E. Taxes: The Contractor by virtue of his contract with Office of State of Nebraska - State Building Division - Administrative Services, becomes a purchasing agent for the owner on their behalf and under Statute 77-2702 **does not pay sales tax.**
- F. Davis-Bacon Act: This project is subject to the provisions of the Davis-Bacon Act as administered by the United States Department of Labor, Wage and Hour Division.
- G. Prevailing Wage Rates: This project is subject to the provisions of the Prevailing Wage Rates "General Decision NE150066 03/272015 NE 66". Reference <http://www.wdol.gov/dba.aspx> for current prevailing wage rates.
- H. Serviceability Radius: ALL PRODUCTS AND SYSTEMS TO BE USED IN THIS PROJECT MUST BE ABLE TO BE SERVICED BY AN AUTHORIZED SERVICE REPRESENTATIVE, DEALER, DISTRIBUTOR AND/OR FACTORY/PRODUCT REPRESENTATIVE LOCATED NO FURTHER THAN FIVE HUNDRED (500) MILES FROM KEARNEY, NEBRASKA.
- I. **A Pre-Bid Conference is scheduled.** Meeting attendance is not required, but is highly recommended.
  - 1. Date: November 19, 2015.
  - 2. Time: 2:00 p.m.
  - 3. Place: Younes Conference Center, 416 West Talmadge Road, Kearney, Nebraska.

## **1.2 WORK IDENTIFIED IN THE CONTRACT DOCUMENTS**

- A. Work of this proposed Contract comprises building construction and site development, including general construction, structural, mechanical, electrical, and food service facilities Work.
- B. All work shall be furnished in strict accordance with the Bid Documents prepared by Wilkins Architecture Design Planning, L.L.C., 2908 West 39th Street, Suite A, Kearney, Nebraska, 68845 and bids will be received only upon the printed Proposal Forms furnished by the Architect.
- C. All work will be under one Bid. All subcontractor quotations shall be sent to the General Contractors.
- D. The new facility encompasses approximately 334,000 square feet of new construction.

## **1.3 CONTRACT TIME**

- A. Perform the Work within the time stated in Section 01 1000 - Summary.
- B. The bidder, in submitting an offer, accepts the Contract Time period stated for performing the Work. The completion date in the Agreement shall be the Contract Time added to the commencement date.

## **BID DOCUMENTS AND CONTRACT DOCUMENTS**

### **2.1 DEFINITIONS**

- A. Bid Documents: Contract Documents including Project Manual, Construction Drawings and all issued Addenda.

### **2.2 AVAILABILITY**

- A. Bid Document Information can be obtained online from the following location:
  - 1. A&D Technical Supply Co. (Lincoln) Plan Room; [www.adtechsupply.com](http://www.adtechsupply.com). The following information can be obtained and viewed:
    - a. Instructions to Bidders
    - b. Bid Form
    - c. Specifications Table of Contents
    - d. Section 01 1000 Summary of Work
    - e. Addenda
    - f. Construction Drawing Images**IMAGES ARE NOT FOR BIDDING - FOR REFERENCE ONLY IN ORDERING**
- B. A deposit in the amount of \$500.00 (made payable to A&D Technical Supply Co.) will be required for each set of bidding documents. If shipping is required there is a non refundable amount determined and made payable to A&D Technical Supply Co. These checks are to be sent to A&D Technical Supply Co. prior to receipt of documents. The deposit will be returned in full only if a qualified bid is submitted and the Bid Documents are returned within fifteen (15) days of the bid determination, or if the Contractor decides not to submit a Proposal and the Bid Documents are returned with seven (7) days prior to the bid opening.
- C. All bid documents, with the exception of the low bidders, shall be returned to A&D Technical Supply Co. (Lincoln).

### **2.3 EXAMINATION**

- A. Bid Documents may be examined at:
  - Plan Services
  - Wilkins Architecture Design Planning, L.L.C., 2908 West 39th Street, Suite A, Kearney, Nebraska, 68845.
  - Office of State of Nebraska - State Building Division - Administrative Services, 1526 K Street - Suite 200, Lincoln, NE 68508

- B. Upon receipt of Bid Documents verify that documents are complete. Notify Architect should the documents be incomplete.
- C. Immediately notify Architect upon finding discrepancies or omissions in the Bid Documents.

## **2.4 INQUIRIES/ADDENDA**

- A. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Amount.
- B. Verbal answers are not binding on any party.
- C. Clarifications requested by bidders must be in writing not less than ten (10) days before date set for receipt of bids. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients .

## **2.5 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS**

- A. **No technical questions will be answered by the Architect's /Engineer's office(s) during the TEN (10) DAYS immediately preceding the bid opening time and date.**
- B. All products and manufacturers shall be as specified in the bid documents. Any requested changes in products or manufacturers shall be submitted to the Architect seven days prior to the bid date. Requested changes that have been approved will be included in an addendum. Any requested changes not included in an addendum are to be considered as not approved. The Owner reserves the right to negotiate any proposed Voluntary Alternates only with the apparent low bidder with selection based on the Base Bid and selected Alternate(s).
- C. The Architect does not intend to issue any addenda to the bidding documents within TEN (10) working days of the bid opening time and date.

## **SITE ASSESSMENT**

### **3.1 SITE EXAMINATION**

- A. All Bidders are required to make a careful, close examination of the entire building areas before submitting a bid. See 01 1000 Summary for the schedule.

## **OFFER ACCEPTANCE/REJECTION**

### **4.1 DURATION OF OFFER**

- A. Bids shall remain open to acceptance and shall be irrevocable until **April 1, 2016**.

### **4.2 ACCEPTANCE OF OFFER**

- A. Owner reserves the right to accept or reject any or all offers and to pass upon the regularity or waive any irregularities of any bid. Any award of contract shall be made to the lowest responsible bidder, taking into consideration the best interests of the Owner, the quality performance of the Contractor, and his ability to perform the work. The decision to award the contract shall be in the sole discretion of the Owner. The Owner reserves the right to request satisfactory evidence demonstrating the Contractor's ability, experience, financial resources, facilities, plant, and personnel to successfully complete the project within the time required in the contract.
- B. After acceptance by Owner, Architect on behalf of Owner, will issue to the successful bidder, a written Notice To Proceed.

**END OF SECTION**

**SECTION 00 4100**

**BID FORM**

**THE PROJECT AND THE PARTIES**

**1.1 TO: Office of State of Nebraska - State Building Division - Administrative Services**

**1.2 FOR: Central Nebraska Veterans Home**

**1.3 SUBMITTED BY: (Bidder to enter name and address)**

A. Bidder's Full Name \_\_\_\_\_

1. Address \_\_\_\_\_

1. City, State, Zip \_\_\_\_\_

Telephone \_\_\_\_\_

**1.4 OFFER**

- A. The undersigned, being familiar with the local conditions affecting the cost of the Work, the Instructions to Bidders, Bid Form, Bidding Requirements, General Conditions, Supplemental Conditions, Specifications, Construction Drawings and Addenda which govern the purchase of material and labor and the awarding of contracts, hereby proposes to furnish all labor, materials, equipment and services required for the Construction of the proposed project and to perform such work in accordance with the Contract Documents for the following sums.
- B. In submitting this bid, I agree:
1. To hold my bid open until **April 1, 2016** after the receipt of bids.  
To enter into and execute an "Owner-Contractor Agreement", based upon this bid, if this bid is accepted by the Owner.  
To perform all work required by the Contract Documents.
- C. In submitting this Proposal, it is understood that the right is reserved by the Owner to accept any proposal which, in its judgment, is the lowest and best proposal, and to waive any irregularities or informalities in any proposal.
- D. Amounts shall be shown in both words and figures. In case of discrepancy, the amount shown in words shall govern.

**BASE BID:** Provide all work as required by the Contract Documents for the sum of

\_\_\_\_\_ dollars

(\$ \_\_\_\_\_), in lawful money of the United States of America.

**ALTERNATES:**

Alternate No. 1: DEDUCT ALTERNATE: Reduce extent of turfgrass irrigation areas as indicated on Sheet L2.00. Maintain mainline and control valves to these areas to allow for future irrigation of these areas if this alternate is accepted.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

Alternate No. 2: DEDUCT ALTERNATE: Reduce extent of tree plantings as indicated on Sheet L1.00. In lieu of mulched tree rings, provide seed to match adjacent seed type.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

Alternate No. 3: DEDUCT ALTERNATE: Reduce extent of sod areas and replace with seed areas as indicated on Drawings.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

Alternate No. 4: DEDUCT ALTERNATE: Eliminate shade structures in all courtyards. The construction of associated concrete footings and slab shall remain if this alternate is accepted.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

Alternate No. 5: DEDUCT ALTERNATE: Eliminate two (2) shade structures near pond including associated concrete footings and slab.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

Alternate No. 6: DEDUCT ALTERNATE: Delete light bollards (Fixtures E and F) on site where fixtures are not being utilized as part of the emergency egress lighting system. See sheets E0.01 and E0.02 for locations of bollards to be deleted as part of this alternate.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.



**Alternate No. 7:** ADD or DEDUCT ALTERNATE: Provide painted concrete masonry units (CMU) in lieu of color concrete masonry units (CMU) as indicated on the drawings and as specified.

Add or Deduct \_\_\_\_\_  
dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 8:** ADD or DEDUCT ALTERNATE: Provide and install Pella Designer Series windows in lieu of the specified Marvin Integrity windows as specified.

Add or Deduct \_\_\_\_\_  
dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 9:** ADD or DEDUCT ALTERNATE: Provide and install Andersen windows in lieu of the specified Marvin Integrity windows as specified.

Add or Deduct \_\_\_\_\_  
dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 10:** ADD or DEDUCT ALTERNATE: Provide and install Exterior Insulation and Finish Systems (EIFS) in lieu of the specified Nichiha Fiber Cement Siding as Drawn and as specified.

Add or Deduct \_\_\_\_\_  
dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 11:** DEDUCT ALTERNATE: Reduce capacity of sub-base fuel storage tanks at each emergency generator to allow for 24 hours of run time at full load. See specification section 26 3213 – Paragraph 2.8 for base bid fuel storage requirements.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 12:** ADD or DEDUCT ALTERNATE: Delete water based fire suppression in Type 1 kitchen hoods. Replace with standard wet-chemical (Ansul or equal) wet chemical fire suppression in all Type 1 kitchen hoods.

Add or Deduct \_\_\_\_\_  
dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 13:** DEDUCT ALTERNATE: Provide PEX tubing runouts to fixtures in lieu of the base bid copper piping specified for all domestic water piping above and below ground. Provide copper manifold for multiple fixtures in each room and home run PEX tubing runouts back to manifold. Provide shut-off valve at manifold for each run out. At fixture connection, provide minimum 6"-8" of Type L hard copper tube for fixture connection and installation of fixture water stop valves.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 14:** DEDUCT ALTERNATE: Revise Fixture Type 2 in all Member Rooms to fixture type 2A, removing color changing function of fixtures. Remove controls associated with color changing function (nLight 0-10 volt power pack and control wiring) at each Member Room. See sheet E4.01 for fixture layouts and base bid control requirements.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 15:** DEDUCT ALTERNATE: Provide aluminum feeders and aluminum bussing and windings in switchboards, panelboards and dry type transformers in lieu of the specified feeders, bussing and windings.

Deduct \_\_\_\_\_ dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

**Alternate No. 16:** ADD or DEDUCT ALTERNATE: Provide Nurse Call and Real Time Locating System as manufactured by Stanley in lieu of the base bid Nurse Call system manufactured by Rauland and the base bid Real Time Locating System manufactured by Versus.

Add or Deduct \_\_\_\_\_  
dollars

\$ \_\_\_\_\_), in lawful money of the United States of America.

## 1.5 CONTRACT TIME

The undersigned Bidder hereby declares that he has visited the site of the work and has carefully examined the Contract Documents pertaining to the work covered by the above bid.

Complete all Work as required by the Contract Documents within the time stated in Section 01 1000 - Summary.

**1.6 ADDENDA**

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

I have received Addendum \_\_\_\_\_ through \_\_\_\_\_, and have included their provisions in my bid.

**1.7 BID FORM SIGNATURE(S)**

A. The Corporate Seal of

B. \_\_\_\_\_

C. (Bidder - print the full name of your firm)

D. was hereunto affixed in the presence of:

E. \_\_\_\_\_

F. (Authorized signing officer, Title)

G. (Seal)

**END OF BID FORM**

Date and State of Incorporation: \_\_\_\_\_

## **SECTION 00 5000**

### **CONTRACTING FORMS AND SUPPLEMENTS**

#### **PART 1 GENERAL**

**1.1 Contractor is responsible for obtaining a valid license to use all copyrighted documents specified but not included in the Project Manual.**

Standard AIA Forms are available for purchase from the following address:  
The Nebraska Society American Institute of Architects  
335 North 8th Street  
Suite A  
Lincoln, Nebraska 68508  
Phone: (402) 472-1456  
Fax: (402) 472-1654  
[www.aia.org/contractdocs/](http://www.aia.org/contractdocs/)

#### **1.2 FORMS**

- A. Use the following forms for the specified purposes unless otherwise indicated elsewhere in the Contract Documents.
- B. Bid Form: Section 004100 (Copy attached).
- C. Bond Forms:
  - 1. Bid Bond Form: AIA A310.
  - 2. Performance and Payment Bond Form: AIA A312.
- D. Post-Award Certificates and Other Forms:
  - 1. Submittal Transmittal Form: Contractor's Standard (with Architect's approval).
  - 2. Certificate of Insurance Form: AIA Documents G705 or Industry Standard (Acord 25).
  - 3. Schedule of Values Form: AIA G703.
  - 4. Application for Payment Form: AIA G702 and G703.
  - 5. Stored Material Form: Supplementary Agreement for Storage Materials Off-Site (Copy Attached).
- E. Clarification and Modification Forms:
  - 1. Request for Interpretation Form: Contractor's Standard (with Architect's approval).
- F. Closeout Forms:
  - 1. Affidavit of Payment of Debts and Claims Form: AIA G706.
  - 2. Consent of Surety to Final Payment Form: AIA G707.

#### **1.3 REFERENCE STANDARDS**

- A. AIA A101 - Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum; 2007.
- B. AIA A107 - Standard Form of Agreement Between Owner and Contractor for a Project of Limited Scope; 2007.
- C. AIA A201 - General Conditions of the Contract for Construction; 2007.
- D. AIA A310 - Bid Bond; 2010.
- E. AIA A312 - Performance Bond and Payment Bond; 2010.
- F. AIA A701 - Instructions to Bidders
- G. AIA G701 - Change Order; 2001.
- H. AIA G702 - Application and Certificate for Payment; 1992.